

WOODBURN PLANNING COMMISSION WORKSHOP SESSION MINUTES
November 5, 2009

CONVENED The Planning Commission met in a special workshop session at 7:00 p.m. in City Hall Council Chambers Room for the purpose of reviewing the Downtown Development Plan Update (LA 2009-01).

ROLL CALL

Chairperson	Bandelow	P
Commissioner	GrosJacques	P
Commissioner	Grigorieff	P
Commissioner	Hutchison	P
Commissioner	Jennings	P
Commissioner	Kenagy	P

Staff Present:	Kathy Figley-	Mayor of Woodburn
	Jim Hendryx-	Economic & Development Services Director
	Jon Stuart-	Assistant City Attorney
	Nadia Seledkov-	Administrative Assistant

Woodburn Downtown Development Plan Update;

Economic & Development Services Director Hendryx recapped the Planning Commission's comments from the previous Commission meeting of October 22, 2009. Staff invited comment from the commission.

Commissioner Jennings commented that the proposed CG overlay zone change was a positive direction to take as it would allow more expansion for Chemeketa Community College for its campus.

Chairperson Bandelow commented that the downtown area needs to be vitalized to become a more productive and active area; housing being one of the components to vitalization.

There was general discussion that the historic nature of the buildings west of the railroad in the DDC zone should be preserved and that housing above stores makes sense, but there would need to be extensive updating needed to be habitable. There was agreement that tearing down historic buildings wasn't preferred, but there was concern for the overall cost of rehabilitation of the buildings.

Hendryx began the staff report. Multi-family building design standards were brought up as there were going to be changes to both the DDC and CG overlay zones; specifically the height limits.

Jennings questioned where the DDC zone boundary ended, as there was concern if both sides of 2nd Street would be in the same zone.

Hendryx replied that the DDC zone, ends at 2nd Street; where one side of the street was in the DDC zone, and the other was in either an RS or CO zone. The zoning boundaries have been established for some time, and it would require additional action to change, as they were established that way for a reason.

There was discussion on appropriate business uses for particular zones in the downtown area, and what sort of incentives could be provided for businesses to move to a more appropriate zoned area, or selling to developers. Then there was discussion on height standards and overall building design standards. There was discussion on urban design requirements for housing in the CG overlay area; because of the limited space in the area, if it was a choice of either balconies or green-spaces, the appropriate choice would have to be balconies.

Hendryx continued with a recap of allowable building height limits for the CG overlay zone; adjacent to the residentially zoned areas, the height limit would be 40 feet, and the area west toward of the railroad would be 70 feet with conditional use to exceed that height.

There was discussion by the Commissioners, and agreement that those choices for height limits in the CG overlay zone were appropriate for the area; as student housing for example, would require three to four story buildings, and a more relaxed view on conditional use for the area would be appropriate. There was discussion on height limits for the DDC zone and it was agreed that west of the railroad a 60 foot limit would be appropriate, then stair-stepping the next group of buildings westward down to 40 feet and finally reaching to 35 feet in the residential zone. It was agreed that the DDC zone should be more restrictive on conditional use exceptions set on height limits, not exceeding the parameters set.

Hendryx continued with a recap of the Commission's comments on business uses in the CG overlay zone; it would allow for residential housing and corporate offices to exist, and the existing businesses to be considered conforming. Uses currently prohibited, and should be, are: agricultural practices, limousine services, school transportation, charter bus services, special needs transportation, motor vehicle towing, self & min storage, recreational vehicle parks.

There was discussion and agreement among the Commissioners that there were other uses that should be prohibited such as: money wire-services, liquor stores, pawn shops, and dancehalls; as those type of uses appeal to transient capacity populations.

Hendryx said that currently housing is prohibited in the DDC zone, and housing was never allowed in the CG zone. The proposal, in the DDP, is to allow 12-16 units per acre in the DDC zone, and 12-32 units per acre in the CG overlay zone.

The commissioners discussed the proposed density limits, and agreed that they sounded appropriate.

Mayor Figley requested that the commissioners deliberate further on the Plan, so that all aspects of it are thoroughly explored so that at the public hearing there would be less need for revisions going forward. There would be some need for stronger architectural standards to be discussed.

The commissioners agreed that there was a need for further deliberation of the DDP, but there was some concern over placing too much restriction on architectural standards as it may restrict opportunities. It was agreed that sidewalks needed to be repaired in the DDC zone. There was some discussion about murals; it was agreed that as it was a problematic item, it shouldn't be included in the DDP. The Sign Focus Group can work on this initiative. Outdoor displays were considered and rejected as an option. Outdoor vendors in the DDC zone were discussed, and there was agreement that this was a subject to be clarified for size and types allowed. Sidewalk carts were considered, but there was some concern on how that would get regulated or enforced.

There were questions by the Commissioners on how it would be possible for Amtrak to place Woodburn on one of its approved stops. Oregon City is currently one of the stops, and there was some interest in what the process would be to have Woodburn added.

Hendryx announced that Natalie Labossiere, senior planner, has resigned. He announced that the Sign Focus Group would be doing a sign tour on November 12th, and the WDO Focus Group was meeting on December 3rd. The next Planning Commission workshop meeting would be planned for November 19th.

Commissioner Jennings made a motion to close the work session, Commissioner Hutchison seconded, and the work session concluded at approximately 10 PM.

APPROVED _____
Ellen Bandelow, CHAIRPERSON Date _____

ATTEST _____
Jim Hendryx,
Economic & Development Services Director
City of Woodburn, Oregon Date _____